

**COMMISSION MEETING MINUTES
DECEMBER 20th, 2022
7:30 P.M.**

PRESENT:

Mayor: Mark Anderson
Mayor Pro Tempore: John Vogel II
Commissioners: Alison Cagle
Maximilian D'Water

City Attorney: Gerald T. Buhr

City Clerk: Marissa Morales
Asst. to City Clerk: Julia Fresne
Water Clerk: Will Plazewski
Public Works Director: Scott Morrow

ABSENT:

Commissioners: Sarah Schrader

MINUTES PREPARED BY: Julia Fresne

OPENING CEREMONIES: Pastor Santiago Huron led the invocation, and Mayor Anderson led the Pledge of Allegiance.

1. **CONSENT AGENDA:** Includes minutes for November 15th Commission Meeting; General Fund and Water Fund disbursements for November 2022.

DISBURSEMENTS AND DEPOSITS:

<i>November 2022</i>	<u>Disbursements</u>	<u>Deposits</u>
General Fund	\$ 69,107.75	\$ 161,265.65
Water Fund	\$ 35,160.44	\$ 29,497.67

MOTION: ACCEPT THE CONSENT AGENDA

MADE BY: Commissioner Vogel

SECOND: Commissioner Cagle

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Schrader	-	ABSENT

2. **PUBLIC COMMENT: NONE**

3. **MAYOR'S REPORT:**

A. Pasco County is looking to build a path along the old Orange Belt Trail. Mayor Anderson attended a county workshop and expressed concern over this and discussed alternative routes with hopes of preventing the use of eminent domain. Commissioner Vogel asked whether County Commissioner Kathryn Starkey could be invited to attend a meeting to

collaborate. City Clerk Morales advised that the project manager is putting together a presentation to bring to a future meeting.

- B. An extra duty deputy from Pasco Sheriff Department was retained to attend the commission meeting at a rate of \$45 per hour with a 4 hour minimum. Mayor Anderson asked whether the commission would like to continue this service for future meetings and present commissioners were all in favor.
- C. Mayor Anderson recognized the Founders Garden Club for their successful Christmas in the Park event.
- D. Anna Anderson, 12641 Oak St., a high school student, asked for the city to consider offering internships for high school students during the summer months. The commission expressed support for the idea and will revisit the topic at a future meeting.

4. COMMISSIONER REPORTS

A. WATERWORKS – COMMISSIONER D’WATER:

1. ORDINANCE NO. 06-2022 (SECOND READING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA ESTABLISHING A PROGRAM OF ANNUAL INFLATIONARY ADJUSTMENT (INDEXING) OF THE CITY’S WATER RATES; PROVIDING FOR RAISING OF MONTHLY WATER UTILITY SERVICE RATES PURSUANT TO A FLORIDA RURAL WATER ASSOCIATION RATE STUDY; PROVIDING FOR SCRIVENER’S ERRORS, CONFLICTS, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Dyana Stewart, Utility Asset Manager for Florida Rural Water Association, reviewed financial audits from fiscal year 2021 and budgets for fiscal years 2022 and 2023. She advised that the city is proposing hybrid rates from the recommended FRWA rates and explained that the proposed rates should move the city forward if usage remains the same. Mrs. Stewart advised that if no decisions were made at the current meeting, the city should expect a deficit of about \$100,000 in the water fund by the end of the fiscal year.
- b. Roy Pierce requested for additional time to speak. Lori Hillman yielded two minutes of her time to Mr. Pierce. Mr. Pierce expressed concern over the percentage at which the water increase was proposed and questioned whether it was necessary to have such a high increase based on revenue data over the last 18 months. Mr. Pierce discussed that residents should continue to pay a fixed rate and non-residential properties should pay the same rate. Mr. Pierce asked that the commission vote Nay on this ordinance or wait until all commissioners were present to bring it to a vote.
- c. Dick Gates, 32449 Pasco Rd., recommended that the Water Commissioner put together a business plan to project the need for a water rate increase. Mr. Gates questioned why an increase was needed if the revenue was higher than the expenses in the last 18 months and expressed confusion over reports from FRWA, especially in terms of the amount of water loss. Ricky Blommel, 12421 Curley St., yielded two minutes of his time to Mr. Gates.
- d. Mark & Kelly Richter, 13052 Summerfield Way, questioned why the city allows developers to put in high water usage grass to new homes if conservancy is an issue. Mr. Richter recalled that the city established during the workshop that 12,000 gals or more would be considered high usage, however, watering the lawn four times per month averages about 10,000 gals and thinks the city should reconsider the tiers.

- e. Commissioner Vogel asked why there seemed to be a discrepancy between what FRWA was reporting and what residents were finding in their research. Mayor Anderson advised there were other factors affecting the water fund such as the general fund's \$300,000 loan to the water fund for the Curley St. water line relocation.
- f. Robby Armstrong, 13095 Summerfield Way, expressed concern over the high increase in the proposed water rates. Mr. Armstrong explained that the new homes in Summerfield have several irrigation zones and residents have invested in their landscaping. Mr. Armstrong advised that average users in Summerfield do use about 10,000 gals per month for irrigation and it seemed unfair to raise rates that high for users in that category.
- g. LeRoy Christopher, 13113 Summerfield Way, asked whether the mentioned water fund loan was being paid for through resident water payments.
- h. Pat Whalen, 32707 Jesse Jones Ave., mentioned the water fund loan and advised he was not aware of it and questioned whether more money could be borrowed to lessen the proposed water rate increase.
- i. Josh Madden, 13109 Antonio Way, attended several meetings where the water increase was discussed and is in favor of the increase. Mr. Madden expressed the city has needs such as repairs and upgrades that require funds and believes it is a worthwhile investment in the long term. Mr. Madden said the proposed increase is high but justified by the infrastructure needs. Mr. Madden also advised that tiered billing structures are common in Florida to address water conservation because those who use the most water are putting more demand on the system and therefore it is fair that they pay more.
- j. Ronald Burcham, 32236 Corbin Ridge St., expressed concern over the reason for increasing water rates. Mr. Burcham questioned the percentage at which the proposed water rates were to increase and suggested that the commission not charge residents more than the percentage that city employee wages were raised in pay for the year.
- k. Anthony Cicanese, 13147 Summerfield Way, agrees that the city needs tiered structure but disagrees with how high the proposed rates are because it is unfair to larger families.
- l. Mayor Anderson advised that most water districts require tiered rates with the idea to conserve water. City Attorney Buhr explained that it is lawful and done throughout the country. Mr. Buhr advised that it puts the additional cost of those high user on them and not to everyone else. FRWA performs rate study based on city income and expenses and if not meeting certain requirements, they recommend a rate that will prevent from losing money. Mr. Buhr explained that water loss mainly comes from meters that are not as accurate but without money, they cannot be replaced. Mayor Anderson explained that the city has not done a water rate increase in five years and with continued inflation, cost and labor increases and the city needs to be able to keep up. Mayor Anderson mentioned the loan from the general fund which is paid back with interest. Mayor Anderson explained that the data used in the FRWA study is based on the city's actual expenses and revenues of the water department which is provided to them by staff to prepare the study. City Attorney Buhr also advised that Mrs. Stewart had mentioned she reviewed the city audits as well. Mayor Anderson explained that the commission settled on a hybrid rate based on the recommendations from FRWA because it would have been an even larger increase than what is proposed. Mayor Anderson agreed that it may worth looking into the type of grass developers will put in with new subdivisions coming in to prevent further wear and tear of the

system. Mayor Anderson advised that it is difficult to get enough candidates for election of commissioners and encouraged people to run.

- m. Dyana Stewart of FRWA advised after hearing concerns regarding expenditures and revenues that the city was expected to run a deficit of about \$100,000, including reserves, by 2023. Mrs. Stewart said therefore the increase must happen now to continue water operations. City Attorney Buhr advised that new rates also would take an additional month after a passing vote due to the time of the meter reading. Water Clerk Plazewski advised that the average use of all accounts in the city is around 6,000 gals.
- n. City Clerk Morales read a statement from Commissioner Schrader who was absent. Commissioner Schrader expressed support for a water rate increase but questioned the percentage of the increase in the proposed rates based on concerns from residents. Commissioner Schrader asked if the commission could postpone coming to a vote.
- o. Commissioner D'Water explained that he understood the impact this would have on the community, especially since he lives in a 7-person household, however, an increase is something that is long overdue. The water system is in need of many repairs and upgrades to continue providing water to residents in the long run and an increase is vital to accomplish that.
- p. LeRoy Christopher, 13113 Summerfield Way, asked how often meters are certified and by who. City Attorney Buhr advised that they are bought certified and they operate for a number of years until a recommended date of replacement. This is part of the repair and replacement piece of a budget. Mayor Anderson mentioned the pressure also needing improvements. Public Works Director Morrow explained that staff was undergoing a study to create a master plan for water pressure improvement city-wide but improvements will be costly.
- q. Gayle Sobol, 32836 Jesse Jones Ave., noticed that the water tower was overflowing earlier this month and asked if this is included as water loss. Mayor Anderson answered that it is included and to notify City Hall outside of business hours if the tower overflows.
- r. Arlene Hughes, 32935 Jesse Jones Ave., asked why there were different rates proposed for residential and non-residential properties and questioned why rates were lower for nonresidential as it is commonly the other way around. Mrs. Stewart from FRWA advised that this was suggested by the city, but commercial rates are normally 25% higher than residential rates.
- s. Robby Armstrong, 13095 Summerfield Way, said that water has to run for quite some time before it warms up which may attribute to water loss. Mr. Armstrong asked what the cons of the county would be taking over the water system. City Attorney Buhr advised they would likely take over water customers and charge capacity fee to residents to connect to the county.
- t. Dick Gates, 32449 Pasco Rd., suggested once more to formulate a business plan to help project water department needs in the long run.
- u. Commissioners Vogel and Cagle stated they were not comfortable voting without Commissioner Schrader present. Mayor Anderson advised that there may not be a full commission next time this is brought to a vote. City Attorney Buhr recommended a workshop be scheduled as quickly as possible to finalize a decision. Commissioner Vogel suggested that previous commissioners who were willing should meet with Commissioner D'Water to come up with a plan.

MOTION: TO DELAY SECOND READING OF ORDINANCE 06-2022 UNTIL JANUARY 2023 COMMISSION MEETING

MADE BY: Commissioner Vogel

SECOND: Commissioner Cagle

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Schrader	-	ABSENT

- v. Dena Moncada, 32011 Corbin Ridge St., asked whether there will be data provided at the following meeting so residents may have more facts. Mayor Anderson advised residents may request a copy of the FRWA rate study and Commissioner D'Water advised that the commission may provide some data at the water workshop.
- 2. Public Works Director Morrow advised that well #4 on Magnolia St. lost a motor and is inoperable. Mr. Morrow prepared several quotes and presented a project proposal to make necessary repairs.
 - a. LeRoy Christopher asked how much work the city does in-house. Public Works Director Morrow advised there were quotes with additional labor that amounted to over \$30,000.

MOTION: TO SPEND \$21,533.17 TO REPAIR WELL #4

MADE BY: Commissioner D'Water

SECOND: Commissioner Cagle

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Schrader	-	ABSENT

B. BUILDING AND ZONING – COMMISSIONER VOGEL:

- a. Building permit activity for November was tallied at \$2,346,172.
- b. **ORDINANCE NO. 09-2022 (SECOND READING)**

AN ORDINANCE AMENDING THE DISTRICT BOUNDARIES OF THE ZONING MAP OF SAN ANTONIO, FLORIDA, AS ENACTED BY CHAPTER 82, SAN ANTONIO CODE, SO AS TO CHANGE THE ZONING CLASSIFICATION OF A PARCEL OF LAND TOTALING +/-0.29 ACRES LOCATED ON THE EAST SIDE OF CURLEY ROAD BETWEEN MASSACHUSETTS AVENUE AND RHODE ISLAND AVENUE (PARCEL NUMBER 02-25-20-0010-00200-0090), FROM THE ZONING OF RESIDENTIAL DWELLING DISTRICT (R-3) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- i. Dana Riddell, Senior Planner for Senior Planner for Central Florida Regional Planning Council, advised that this was a change from R-3 to PUD for existing commercial uses of the property.

MOTION: ADOPT ORDINANCE 09-2022

MADE BY: Commissioner Vogel

SECOND: Commissioner D'Water

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
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Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Schrader	-	ABSENT

- c. City Clerk Morales advised that additional research was completed on the Joe Herrmann vacate request and no utilities are reported in the area and no objections were made. Staff checked the area for potential ingress/egress in the stretch of unplatted land and there is no encroachment onto neighboring properties outside of trees and landscaping. Mayor Anderson expressed concern over vacating the property when there could be a future need for it and asked if this would be split up between the property owners. City Attorney Buhr advised that this is generally what happens but is not absolute and stated that if this is something the commission wants to do it would need to be done by ordinance with notice to neighboring properties. Commissioner Vogel expressed that he was not against the vacation of the property. City Attorney Buhr clarified that once the city vacates, then it is up to the property owners to petition to acquire the easement and the city no longer has a part.
 - i. Arlene Hughes, 32935 Jesse Jones Ave., mentioned the drainage issue in that area and this property could possibly be helpful for stormwater management. Mrs. Hughes asked if this could be sold, and City Attorney Buhr advised it could not be sold because of the way the city acquired it, and suggested that the engineering consultant look at the property to determine if it could help mitigate stormwater issues.
 - 1. Mayor Anderson stated that he met with Mrs. Hughes previously on stormwater issue and staff was going to do more research on ways to manage that in her area.
- d. Clarke Hobby, petitioner's attorney, advised the commission of a development agreement that was drafted in regards to Mr. Hopkins requested a zoning change to general commercial district. City Attorney Buhr recommended an attorney who specializes in development matters to review the agreement.

C. PARKS AND RECREATION – COMMISSIONER CAGLE: NONE

D. STREETS – COMMISSIONER SCHRADER (ABSENT):

- 1. Mayor Anderson explained that to add sidewalks during the Pompanic Avenue widening, there needs to be some trees taken down which will be replaced somewhere else in the city eventually. Two quotes were presented and only half would be paid for this project due to the Town of St. Leo owning half of the street. City Clerk Morales advised that the St. Leo Mayor has approving authority for the other half of the quote picked.

MOTION: APPROVE \$6,000 TO REMOVE TREES ON POMPANIC AVENUE

MADE BY: Commissioner Cagle

SECOND: Commissioner D'Water

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner Cagle	-	AYE
	Commissioner D'Water	-	AYE
	Mayor Anderson	-	AYE
	Commissioner Schrader	-	ABSENT

2. ATTORNEY'S REPORT:

- A. City Attorney Buhr provided a stormwater rate study proposal/quote from the current city engineering consultant, Arcturus Group, which will help determine the cost of a stormwater utility system to manage stormwater issues. This qualifies for use of the stormwater grant.
 - 1. Commissioner Cagle asked whether this study would have any effects on the Curley St. drainage issues since it is a county-owned street. City Attorney Buhr advised it would be considered in the study and there may be suggestions for the county that comes out of it.

MOTION: APPROVE ARCTURUS GROUP FEE OF \$13,600 TO DO THE STORMWATER RATE STUDY

MADE BY: Commissioner D'Water

SECOND: Commissioner Cagle

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Schrader	-	ABSENT

- B. TECO has asked that the city agree to renew the natural gas franchise agreement. City Attorney Buhr advised this would have no impact on previously agreed terms, this is only to acknowledge the reorganization and name change of the company.

MOTION: ACCEPT THE TECO ENERGY PROPOSAL TO ASSIGN PEOPLE'S GAS TO THE NEW COMPANY

MADE BY: Commissioner Vogel

SECOND: Commissioner D'Water

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Schrader	-	ABSENT

3. CLERK'S REPORT:

- A. City Clerk Morales advised that the candidate qualifying period for the 2023 Municipal Elections will begin February 7th at 12:00 pm and end on February 14th at 12:00 pm. There will be two seats opened. There have been changes with vote-by-mail requests which now require that people request to vote-by-mail annually starting on the first day of the calendar year.
- B. City Clerk Morales provided copies of the Municipal Association of Pasco by-laws and asked that commissioners review them and provide any changes that may be needed to bring back to the steering committee for revisions.
- C. The Commission had discussed setting up network locations at the wells and extending some networks to the Fire Station during budget preparation. Ms. Morales presented a quote from Spectrum for the initial set up and associated monthly fees. This would eventually allow the city to implement a SCADA system according to Public Works Director Morrow.

MOTION: APPROVE ITEM 6.C FOR APPROVAL

MADE BY: Commissioner D'Water

SECOND: Commissioner Cagle

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE

Commissioner D'Water - AYE
Mayor Anderson - AYE
Commissioner Schrader - ABSENT

4. UNFINISHED BUSINESS:

- A. The Commission will table scheduling a consultant review workshop until after the water rates workshop can take place.

5. NEW BUSINESS:

- A. City Clerk Morales advised that the Meadows of San Antonio development is close to coming forward for approval of the final plat. It is currently under review by consultants.

ADDITIONAL COMMISSIONER COMMENTS:

- a. Mayor Anderson wished everyone Happy Holidays.

A. ANNOUNCEMENTS:

- D. There will be a Blood Drive on January 5th from 11 AM to 1:30 PM by City Hall.

- B. ADJOURNMENT:** Meeting adjourned at 9:40 PM.

Respectfully submitted,

Julia Fresne, Assistant to City Clerk